152.0	0004	0003.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	731,200 / 731,200
					USE VALUE:	731,200 / 731,200
					ASSESSED:	731,200 / 731,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HAWTHORNE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLAHERTY JOHN F & MAUREEN J
Owner 2:	
Owner 3:	
Street 1:	30 HAWTHORNE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,408 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1935, having primarily Wood Shingle Exterior and 2191 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4408.000	311,500		419,700	731,200
Total Card	0.101	311,500		419,700	731,200
Total Parcel	0.101	311,500		419,700	731,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.73 | /Parcel: 333.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	100679
GIS Ref	
GIS Ref	
Insp Date	05/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 152.0-0004-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	311,500	0	4,408.	419,700	731,200	731,200	Year End Roll	12/18/2019
2019	101	FV	246,600	0	4,408.	393,500	640,100	640,100	Year End Roll	1/3/2019
2018	101	FV	246,600	0	4,408.	325,300	571,900	571,900	Year End Roll	12/20/2017
2017	101	FV	246,600	0	4,408.	299,000	545,600	545,600	Year End Roll	1/3/2017
2016	101	FV	246,600	0	4,408.	272,800	519,400	519,400	Year End	1/4/2016
2015	101	FV	240,600	0	4,408.	267,600	508,200	508,200	Year End Roll	12/11/2014
2014	101	FV	240,600	0	4,408.	248,700	489,300	489,300	Year End Roll	12/16/2013
2013	101	FV	240,600	0	4,408.	236,600	477,200	477,200		12/13/2012

!11906!

PRINT

Date	Time
12/11/20	02:02:11

LAST REV

Date	Time
05/31/18	14:26:10
ekelly	

USER DEFINED

Prior Id # 1:	100679
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11906

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20273-227		12/1/1989		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/1992	615	Manual	2,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
5/11/2018	Meas/Inspect	BS	Barbara S
11/14/2008	Meas/Inspect	189	PATRIOT
10/31/2000	Hearing Chag	189	PATRIOT
1/13/2000	Inspected	263	PATRIOT
11/22/1999	Measured	270	PATRIOT
4/19/1995		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4408		Sq. Ft.	Site		0	80.	1.19	9			Topo	-5					419,701						419,700	

Total AC/HA: 0.10119 | Total SF/SM: 4408 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 419,701 | Spl Credit | Total: 419,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27093434
Const Adj.:	0.98745072
Adj $ / SQ:	156.873
Other Features:	88000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	451394
Depreciation:	139932
Depreciated Total:	311462

COMMENTS

NO HEAT UAT OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 1		HB 1		

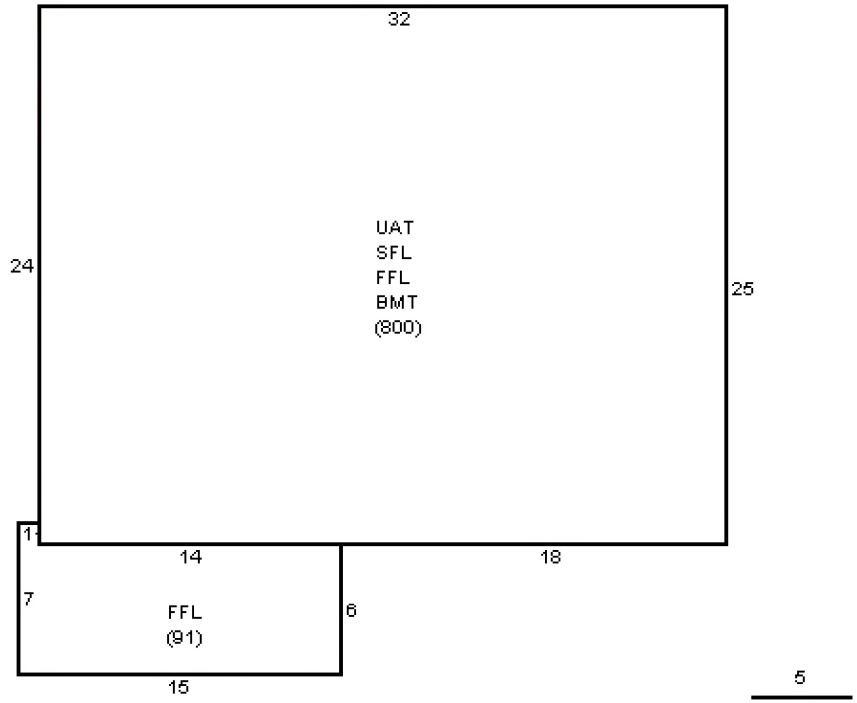
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	891	156.870	139,774
BMT	Basement	800	54.590	43,673
SFL	Second Floor	800	156.870	125,499
UAT	Upper Attic	200	67.060	13,413
Net Sketched Area:		2,691	Total:	322,358
Size Ad	1691	Gross Are	3291	FinArea 2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	F	
UAT	100	FLA	50	P	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val

Juris. Factor:		Before Depr:	172.56
Special Features:	0	Val/Su Net:	115.76
Final Total:	311500	Val/Su SzAd	184.21

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

152.0-0004-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total:

IMAGE

AssessPro Patriot Properties, Inc